

From: Rhys Evans <Rhys.Evans3@dwrcymru.com>
Sent: 13 June 2023 09:58
To: Planning DC; Cross, David
Cc: Matthew; Maria Evans
Subject: P/23/0053 - Dragon Parc
Attachments: DCWW response Ref - PLA71390 Dragon Parc.pdf; A3 sewer plan.pdf; A3 Water plan.pdf; Water Easement sheet - Dragon Parc.pdf

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Good Morning,

See attached response to P/23/0053 reflecting recent discussions with Davies Homes on the protection of the 24" strategic watermain and our access to it. We would request that the suggested conditions are included on any consent awarded.

I trust the letter clearly sets our position but if you need to discuss further, please let us know.

Thanks,



Rhys Evans

Planning Liaison Manager | Developer Services
Dŵr Cymru Welsh Water



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Merthyr Tydfil County
The Planning Division
Unit 5 Triangle Business Park
PENTREBACH
Merthyr Tydfil
CF48 4TQ

Date: 13/06/2023
Our Ref: PLA0071390
Your Ref: P/23/0053

Dear Sir

Grid Ref: SO052042 305452 204257

Site: Land at Dragon Park, Abercanaid, Merthyr Tydfil

Development: Residential development (200 units), engineering works, access formation, landscape, drainage and associated works

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Further discussions have taken place regarding the proposed development and its relationship with the 24" steel primary trunk water main which crosses the southern part of the site, with particular focus on ensuring the main is protected, and our access to it maintained to enable us to continue to perform our statutory duties.

Owing to the location of plot numbers 1, 2, 3, 4, 5, 6, 7, 8, 197, 198, 199 and 200 and distance from the 24" main we have requested assurances from Davies Homes that the 7m easement from the main is wholly contained within open public space. Also, that access to the front of the properties for future homeowners of the above plots is maintained and is outside of / in addition to the 7m easement. As a result of this additional information having been provided (DCWW Easement Extent drawing no. 21566-SK-910-A), we are satisfied in principle with the proposed development not encroaching on the easement of this strategic main should an emergency scenario occur. However, we must comment that should access be required to the properties during repair works, Welsh Water will be able to allow pedestrian access only and this must be communicated to potential future occupants prior to entering into purchase/rental agreements.

Furthermore, there are several sewers crossing the site, in particular the 825mm combined sewer, as shown on the enclosed plan. In order to perform our Statutory Duties, we have rights of access to our apparatus at all times. The required safety zone of each sewer is as follows: 4 metres either side of the

centreline of the 825mm public sewer and within 3 metres either side of the centreline of the 450mm, 300mm, 225mm and 150mm public sewer. No structure or encroachment of private land is permitted within these safety zones. We understand that a channel is proposed in close proximity to the 825mm and discussions with the developer have taken place to ensure this will not impact on the integrity of the sewer and our ability to access. There is also a 6" watermain the approximate position being shown on the attached extract of the public water record as well as non-company mains. However, the required safety zone for the 6" main is 5.1 metres either side of the centreline of the pipe. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site

We also wish to reiterate our letter ref PLA0060282 dated 07.02.2022 (ref P/21/0328) in relation to the proposed swale and its use in solely managing the onsite flood risk caused by the exceedance of the nearby culverted watercourse during extreme events. Owing to the location of the swale in relation to our assets, and the risk posed to our ability to access in an emergency scenario, we have requested assurances that it will not be used now or in future to manage other drainage related flows. Merthyr County Borough Council have provided confirmation via letter that they have no intention of exercising their statutory powers to discharge highway flows to the swale and will consult us in the unlikely event they ever wish to do so in future. Davies Homes have also committed to signing a legal agreement providing assurance that they will not connect any other surface water flows from the development now or in the future albeit this has not yet been received.

A method statement and RAMs will need to be approved before any works commence, and it should be noted that supervision/watching brief during construction as well as maintaining our access to inspect the pipe bridge across the river on a monthly basis during construction is also required.

Whilst we are happy in principle with the proposals and supporting information submitted to date, we would however recommend that specific conditions are applied to the planning permission to ensure our assets and our access to those are protected. Accordingly, we would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

- No development shall commence until a scheme to protect the structural condition of the 24" strategic watermain crossing the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for any protection measures during construction and occupation phases of the development. The scheme shall demonstrate the distance and relationship of the proposed development with the asset crossing and include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the main with required easement to be contained wholly within public open space. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. The approved scheme



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shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To ensure that the proposed development does not affect the integrity of the public water supply system in the interests of public health and safety.

- No development shall commence until a scheme to protect the structural condition of the combined sewers crossing the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for any protection measures during construction and occupation phases of the development. The scheme shall demonstrate the distance and relationship of the proposed development with the sewers crossing and include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the sewers with required easement to be contained wholly within public open space. No other development pursuant to this permission shall be carried out until the approved protection measures have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To ensure that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety

- No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. The applicant is advised that as part of any future water connection application under Section 41 of the Water Industry Act (1991), a hydraulic modelling assessment and the delivery of reinforcement works may be required at the same time as the provision of new water mains to serve the new development under Section 41 and Section 51 of the



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Water Industry Act (1991). Information relating to our Hydraulic Modelling Assessment process is available on our website and within our guidance notes. The area planning officer will also be able to provide you with information relating to this process.

As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Merthyr Tydfil Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries, please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.



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Yours faithfully,

Maria Evans
Development Planning Officer
Developer Services



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CONDITIONS FOR DEVELOPMENT NEAR WATER MAINS

Location: Dragon Parc, Abercanaid

Date: 09.06.2023

The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-

1. No structure is to be sited within a minimum distance of **7m** from the centre line of the 24" pipe and **5.1m** from the centre line of the 6" pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.
2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
5. The existing ground cover on the water main should not be increased or decreased.
6. All chambers, covers, marker posts etc. are to be preserved in their present position.
7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.
8. No work is to be carried out before this Company has approved the final plans and sections.

These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.